



City of Seattle
Seattle Department of Construction and Inspections
Land Use Review

CHARLIE SHUGART
18 DRAVUS ST SUITE 100
SEATTLE, WA 98109

Re: Project #3030684-LU

Correction Notice #2

Review Type LAND USE
Project Address 4311 7TH AVE NE
SEATTLE, WA 98105
Contact Email CHARLIE@SHUGARTARCHITECTURE.COM
SDCI Reviewer Michael Gushard
Reviewer Phone (206) 727-8601
Reviewer Fax
Reviewer Email michael.gushard@seattle.gov
Owner Chris Keadle
Corrections also apply to Project(s)

Date August 05, 2019
Contact Phone (206) 405-2532

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please click on the following link to learn "[How to Respond to a Correction Notice](#)". If the 3-step process outlined in this document is not followed, there may be a delay in permit issuance and there is a potential for penalty fees.

For instructions on **uploading corrected plans through your portal**, follow this link: [How to Upload a Document to an Existing Permit](#)

Note that you will not be able to upload corrected plans until all reviews are completed and the project's status is "Corrections Required".

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

State Environmental Policy Act (SEPA)

1. **Greenhouse Gases.**? Please submit a Greenhouse Gases Emissions Worksheet per this link to the website and excel worksheet: [SEPA Greenhouse Gas Emissions Worksheet](#)

- 2. Landmarks.** Per SEPA Checklist item B13, please prepare a brief historic analysis of the existing building to be demolished, to be submitted to the Department of Neighborhoods for their review. The analysis should contain the following information:
- a. **Physical Description:** Provide a physical description of both the interior and exterior of the structure(s).
 - b. **Architect or Builder:** Provide information about the architect/builder; i.e., regarding education, career, other works in Seattle. If other structures were built in Seattle, indicate whether they remain and their location.
 - c. **Statement of Significance:** Current and past uses and owners of the structure(s). The role these uses and/or owners played in the community, city, state or nation.
 - d. **Photographs:** Clear exterior photos of all elevations of the building; interior photos of major or significant spaces; available historic photos; neighborhood context photos.
 - e. **Bibliography of Sources.**

3. Trees. Provide a tree survey/Arborist report which includes genus, species, and size for all existing trees. Identify trees to remain and trees to be removed. This information is required to verify no significant trees, as defined by DR16-2008, are being removed. For more information see Tip 242, per this link: <http://web6.seattle.gov/dpd/cams/CamDetail.aspx?cn=242>

4. SEPA, Public Views. SMC 25.05.675.P.2 1% Northbound and 1% Southbound are scenic view corridors (potential mitigation listed in SMC25.05.675.P.2.d). Please demonstrate how the project is designed to protect public views this right of way.

Design Review

5. Design Review - Materials. Please include a photo of the color and materials palette in the Recommendation packet

6. Design Review - Fiber Cement Materials

In order to evaluate whether the proposed fiber cement panel will be used in a manner that results in appearing as a high quality material per DC4-A, provide details regarding panel scale, material thickness, use of integral color, joint detailing, flashing and trim quality (gauge), as well as overall composition.

7. Response to Design Guidance - Please include an itemized response to each of the design guidance items you received in the EDG report. Provide a response explaining how the advice was integrated into the MUP submittal.

8. Design Review - Packets.

- a) Please upload the Draft Recommendation Packet to the Design Review website via the instructions found on the Design Review website. See [Digital Submissions Instructions](#) for assistance in uploading packets to the website.
- b) You are responsible for working with the assigned Planner to develop and refine the packet in preparation for the Recommendation meeting.